083.0	0001	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,500 /	687,500
					USE VALUE:	687,500 /	687,500
					ASSESSED:	687,500 /	687,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OATES PHILIP
Owner 2:	LA ROSE ELIZABETH
Owner 3:	
Street 1:	26 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARINO DONNA J & GAIL P & -
Owner 2:	BRAND VALERIE -
Street 1:	26 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1915, having primarily Stucco Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4428.000	300,500		387,000	687,500
Total Card	0.102	300,500		387,000	687,500
Total Parcel	0.102	300,500		387,000	687,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.02 | /Parcel: 341.02

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	51838
GIS Ref	
GIS Ref	
Insp Date	07/29/13

!6752!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,500	0	4,428.	387,000	687,500		Year end	12/23/2021
2021	101	FV	290,100	0	4,428.	387,000	677,100		Year End Roll	12/10/2020
2020	101	FV	290,000	0	4,428.	387,000	677,000	677,000	Year End Roll	12/18/2019
2019	101	FV	231,900	0	4,428.	381,500	613,400	613,400	Year End Roll	1/3/2019
2018	101	FV	231,900	0	4,428.	293,000	524,900	524,900	Year End Roll	12/20/2017
2017	101	FV	216,200	0	4,428.	276,400	492,600	492,600	Year End Roll	1/3/2017
2016	101	FV	216,200	0	4,428.	254,300	470,500	470,500	Year End	1/4/2016
2015	101	FV	202,500	0	4,428.	237,700	440,200	440,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:25:40

LAST REV

Date	Time
04/28/21	10:03:46
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6752

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO DONNA J	59664-495		8/1/2012		405,000	No	No		
MARINO DONNA J,	58716-436		3/20/2012	Convenience	1	No	No		
MARINO EDITH,	55350-42		9/10/2010	Family	1	No	No		
	PR114-221		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	383	Add Bath	49,300	O				
1/7/2016	16	Redo Kit	28,000		1/7/2016			Kitchen Reno
9/6/2012	1121	Dormers	65,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2016	Left Notice	DGM	D Mann
7/29/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4428		Sq. Ft.	Site		0	70.	1.25	6									386,988						387,000	

Total AC/HA:	0.10165	Total SF/SM:	4428	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,988	Spl Credit		Total:	387,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31964278
Const Adj.:	1.00550008
Adj $ / SQ:	145.959
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369155
Depreciation:	68663
Depreciated Total:	300492

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

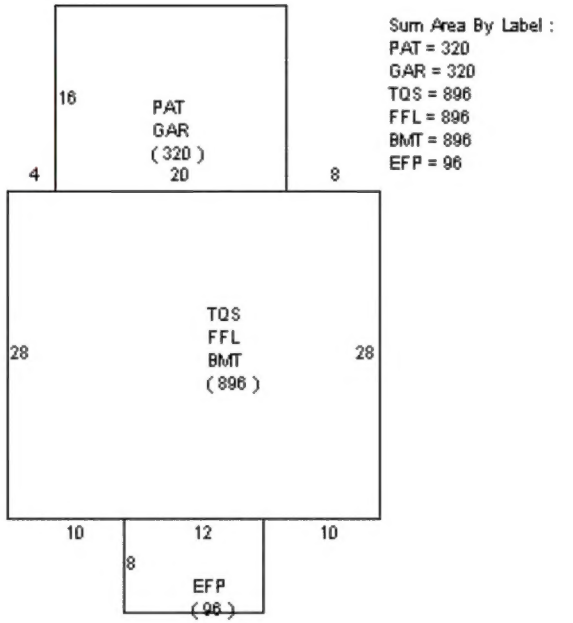
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.96
Special Features:	0	Val/Su Net:	93.91
Final Total:	300500	Val/Su SzAd	191.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	58.020	51,985
FFL	First Floor	896	145.960	130,779
TQS	3/4 Story	672	145.960	98,085
GAR	Garage	320	22.940	7,340
PAT	Patio	320	3.440	1,101
EFP	Enclos Porch	96	55.890	5,365

Net Sketched Area:	3,200	Total:	294,655
Size Ad	1568	Gross Area	3424	FinArea	2016
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

083.0-0001-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc